

13 Orchard Lane, Leura, NSW 2780



Sold House

Friday, 8 September 2023

13 Orchard Lane, Leura, NSW 2780

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 3515 m2

Type: House



Matt Grima
0400875429



Paris Bennett
0412184977

Contact agent

Nestled within the serene embrace of nature, this captivating tri-level home sits on a secluded 3,515sqm tree-filled sanctuary, offering an enchanting fusion of tranquillity and breath-taking bush views. Architecturally designed to harmonize with its surroundings by the well-known Vincent Tassiello, the residence exudes warmth and a seamless connection to the outdoors, presenting a true revelation in modern living that will exceed the expectations of growing families, investors, and avid entertainers alike. The charming façade conceals an expansive interior, thoughtfully crafted to blend indoor and outdoor spaces with grace. Step inside to discover soaring ceilings adorned with bespoke, hand-crafted timber accents, complemented by picture windows throughout, inviting the lush vistas and natural light to embrace every room. The passive solar design ensures a light-filled space that maximizes the northerly aspect. Boasting a highly functional layout, the home comprises of four generously proportioned bedrooms, the master with its own ensuite, walk-in robe and cozy bay window, newly renovated main bathroom, and a stunning open living room that effortlessly opens out onto the wrap around deck through dual sliding doors. The freshly painted kitchen overlooks the adjoining dining room, also enjoying direct access onto the deck, providing entertaining ease. The oversized double car garage is equipped with an electronic lift, wine cellar and ample storage for convenience. The enchanting bush grounds have been well maintained, featuring winding pathways leading to various seating areas that beckon you to immerse yourself in the beauty of nature while enjoying the bird song from the abundance of native birdlife.* Located on a private laneway, ensuring a quiet and peaceful lifestyle * Newly renovated main bathroom with lavish clawfoot bathtub, underfloor heating, and premium fixtures, plus a separate powder room* Ensuite to the master bedroom, plus an additional toilet located in the laundry * Smart controlled gas hydronic central heating, wood fire & split system air-conditioning * Direct walking distance to Empress Falls, Sublime Point & Jamieson Valley* Short distance to Leura Golf course & Leura Village* Electronic lift from garage to living area with a three person capacity* Use of quality timbers such as Tasmanian Oak throughout* Two titles with opportunity to construct a dwelling on the second title (STCA)* Lot 11: 1719.8sqm, Lot B: 1795.7sqm. Total land size 3515.5sqm* Additional Features: Fixed external fire sprinkler, firefighting system, back to base alarm, 50,000L concrete water tank